

United States Department of the Interior
National Park Service**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of PropertyHistoric name: Arthur and Orine Stuman ResidenceOther names/site number La Pietra Condominium Unit 37

Name of related multiple property listing:

La Pietra Townhouse

(Enter "N/A" if property is not part of a multiple property listing)

2. LocationStreet & number: 3051 La Pietra CircleCity or town: Honolulu State: Hawaii County: HonoluluNot For Publication: ☐ Vicinity: ☐**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B X C ___ D

Signature of certifying official/Title:

Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

La Pietra Condominium Unit 37
Name of Property

Honolulu

Hawaii
County and State

4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private: ☒
Public – Local ☐
Public – State ☐
Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☒
District ☐
Site ☐
Structure ☐
Object ☐

La Pietra Condominium Unit 37 Honolulu
Name of Property

Hawaii
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u> </u>	Total

Number of contributing resources previously listed in the National Register None

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic/Multiple Dwelling

Current Functions

(Enter categories from instructions.)

Domestic/Multiple Dwelling

La Pietra Condominium Unit 37
Name of Property

Honolulu

Hawaii
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

Modern

Regional Hawaii

Materials: (enter categories from instructions.)

Principal exterior materials of the property: lava rock walls, horizontal lap wood walls,
poured concrete foundation.

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Arthur and Orine Stuman residence is situated in the La Pietra Townhouse complex, a quiet residential neighborhood on the western base of Diamond Head, between La Pietra and Kapiolani Park. It faces southwest and sits above La Pietra Circle on a slightly sloping parcel with its front lawn flowing down to the street. It is the left half of a two-story, modern Hawaii style duplex which has lava rock walls on the first story and horizontal lap siding on the second. The unit is slightly projecting from its neighboring unit. The unit has a low pitched, Euroshield shingled, hip-gablet roof with overhanging eaves and exposed rafter tails. The building sits on a poured in place reinforced concrete foundation. The three bedroom, three and a half bath townhouse has 2,228 square feet under roof, and is in excellent condition. It retains its historic integrity of location, setting, design, materials, craftsmanship, feelings and associations.

Narrative Description

The Arthur and Orine Stuman residence is located at the top of the second bend in La Pietra Circle, facing southwest, affording it a view of the entire complex as well as

La Pietra Condominium Unit 37

Honolulu

Hawaii

Name of Property

County and State

Diamond Head, La Pietra School for Girls, Kapiolani Park and the ocean. A concrete sidewalk with a set of four steps leads up from the street to the unit's inset entry lanai. A wrought iron handrail is on the left side of the steps and two shrubs pruned in a *tamadukuri* manner, one below and one above the steps, further enhance the entry walk. Three other similarly styled shrubs and an Asian stone lantern, all closer to the residence, further impart an Asian spirit to the front yard.

The balanced, asymmetric façade of the unit is two bays wide with three projecting, 8' high lava rock walls demarcating the bays, with a wall extending out from each corner of the unit and another from the middle. The left bay is essentially a wall of glass, with a pair of sliding doors flanked by single pane fixed windows on the first story and four single pane fixed windows on the second, which extend to the building's top plate. A wood sun screen projects from the interstice between the first and second stories.

The right bay contains the right-of-center entry as well as a pair of single pane sliding windows. The entry is framed by the center projecting wall on its left side and a lava rock pilaster on the right. The windows, like all windows and exterior sliding doors in the townhouse complex, are bronze anodized aluminum, and if not original, replaced the originals in-kind. The entry lanai's floor retains its original 4" square ceramic pavers and is sheltered by a projecting second story balcony, which runs the length of the right bay.

A historic single, hinged, wood door with recessed panels provides entry to the unit. It retains its original thumb latch and hardware. The door opens on a 5'-1" x 6'-9" entry foyer. An 8' high opening on the foyer's northwest side flows into the living room with its 17' high ceiling. The ceiling is adorned with three exposed lateral running beams. At the front, southwest side, of the living room is a pair of 8' high, single pane sliding doors, which are flanked on either side by a fixed single pane window. Above these doors and windows is a set of four single pane, fixed windows which extend almost to the ceiling. The living room and foyer have teak block floors with 2 ½" high baseboards, both of which appear to be original.

The rear, northeast, wall of the living room features a pair of 8' high, single pane, sliding doors flanked by single pane fixed windows on either side. As in the front wall, these windows and doors are surmounted by four single pane fixed windows. The doors lead out to a rear a patio which encompasses most the back yard

A 16" x 19" lava rock column marks the southeast terminus of the living room's rear wall. and to its southeast is the dining area and kitchen. The dining-kitchen area has an 8' high ceiling with three exposed beams running laterally across it. The teak floor of the living room continues into the dining area, but the kitchen area is defined by a more recent tile floor. The kitchen runs along the southeast wall and has been remodeled. Two louvered doors in the kitchen-dining area's southwest wall open on a laundry room and a downstairs bedroom

La Pietra Condominium Unit 37

Honolulu

Hawaii

Name of Property

County and State

The downstairs bedroom's louvered door does not retain its original knob, and opens on a short hallway that leads into the bedroom. A closet with a hinged louver door with its original handle and hardware is in the southeast wall of the hall. The teak floor from the dining area continues into the hall and bedroom. The bedroom walls are paneled with a dark wood veneer. The ceiling features four exposed beams. In the southwest wall a pair of single pane sliding windows provides light and ventilation. New interior louvered shutters regulate the light. In the room's northwest wall is a closet with a louvered door similar to the hallway closet, and in the northeast wall a non-original solid hinged door opens on the bathroom. The marble floored bathroom has been remodeled, but still retains the rectangular box fluorescent light over the sink with its plastic grille.

The northwest wall of the dining-kitchen area is of lava rock and has a pair of 8' high single pane sliding doors, and the northeast wall has a similar pair of sliding doors flanked by single pane fixed windows. Both of these sets of sliding doors open on the rear patio.

The rear patio has a cmu and concrete foundation with a 4' high breeze block wall defining its perimeter. The breeze blocks have a square inside a square pattern. Beyond the lanai wall the town house complex's common area is wild and slopes down to a concrete drainage channel. The patio floor is scored concrete, and a sun screen extends from the living room's rear wall and the dining room's side wall. A balcony projects from the dining-kitchen area's rear wall. Both the balcony and sun screen are supported by lava rock walls at their termini, with their supporting beams extending beyond the ends of the walls.

A steel, spiral stairway is at the intersection of the living room and dining room. With its fourteen floating steps the stair accesses the second floor and its two bedrooms and two baths. A non-original pendant light hangs from the ceiling above the stairs. The stair opens on a short, front to rear hall. The stair's simple metal railing flows from the stairway to define the hallway's northwest side, which overlooks the living room. To the left of the stair a door in the hall's northeast wall opens on the rear bedroom, while a door at the southwest end of the hall accesses the front bedroom. The doors to both bedrooms are original and retain their original handles and hardware.

A closet, with four wood, sliding doors runs the length of the rear bedroom's southeast wall. At the intersection of this wall and the southwest wall there is an opening which leads into the bathroom area, which is divided into two spaces via a wall with an original, pocket door. The initial space has a sink and cabinet on each side with the pocket door in its southwest wall. The walls behind the two sinks are clad in mirror. Above the sinks are their original rectangular box fluorescent ceiling lights with plastic grilles. Beyond the pocket door is a toilet and a new tub and shower.

In the bedroom's northeast wall is a pair of 7' high sliding doors flanked by single pane fixed windows, which access a balcony. The 52" wide balcony has a wood slat floor and a 44" high metal railing, and runs the length of the bedroom. In addition to sliding

La Pietra Condominium Unit 37

Honolulu

Hawaii

Name of Property

County and State

screen doors, four wood louvered sliding doors can further secure the windows and doors.

The front bedroom has a pair of 7' high, single pane sliding doors in its southwest wall. These doors lead out to a balcony which is similar to the rear balcony, but runs the length of the unit's façade. The front wall of the unit jogs out at the center of the balcony to accommodate an interior closet. The balcony provides views of the townhouse complex's grounds and the ocean, as well as La Pietra.

The front bedroom, at its west corner, flows into a dressing area and bathroom. Along the southwest wall of the dressing area is a closet with a pair of louvered, bi-fold doors. The dressing area flows into the section of the bathroom where the sink is located along the northwest wall. The sink has counter space to either side, cabinets and drawers below, and a rectangular box fluorescent light with a plastic grille above. An original pocket door in the northeast wall opens on the toilet and walk-in shower. This space has been remodeled.

The Arthur and Orine Stuman residence retains its historic integrity, and represents one of the more intact interiors in the complex. Minimal alterations have transpired, with the major ones being the refinishing of the living room walls and the remodeling of the kitchen and bathrooms, but even here the bathrooms retain their original light fixtures over the sinks. It retains most all its original doors and handles, as well as the original stair to the second floor and the full height living room ceiling with its exposed beams. The other first floor spaces also retain their original ceiling beams and the paneling in the first floor bedroom may also be original. The original spatial configuration and the indoor/outdoor relationships of the unit remain intact and readily recognizable as do the exterior massing, sliding doors, windows, and appearance.

La Pietra Condominium Unit 37

Honolulu

Hawaii

Name of Property

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Architecture

Community Planning and Development

La Pietra Condominium Unit 37
Name of Property

Honolulu

Hawaii
County and State

Period of Significance

1967-1971

Significant Dates

1971

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Louis Pursel architect

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Arthur and Orine Stuman residence is significant on the local level under criterion C, as a good example of a luxury townhouse unit built in Honolulu during the late 1960s in a modern Hawaii style. The unit includes a number of distinctive features and is typical of its period in its design, materials, workmanship and methods of construction. The townhouse is also significant at the local level under criterion A for its associations with the development of townhouse complexes in Hawaii and its associations with the historic preservation movement.

The 1967-1971 period of significance was chosen in accordance with the instructions on how to complete a national register nomination form provided in National Register Bulletin 16A: "For architecturally significant properties, the period of significance is the date of construction" As noted above, under significant dates, 1971 is the date of

La Pietra Condominium Unit 37

Honolulu

Hawaii

Name of Property

County and State

construction. The bulletin further states, "For properties associated with historic trends, such as commercial development, the period of significance is the span of time when the property actively contributed to the trend." As is noted above under, "significant dates", 1971 is the year of construction, and 1967-1970 are the years in which historic preservation concerns were raised and resolved.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Stuman residence's architectural significance, as well as its associations with townhouse development in Hawaii and historic preservation in Hawaii, are explained in the La Pietra Townhouse multiple property nomination.

The deed to unit 37 of the La Pietra Townhouse development was conveyed to Arthur and Orine Stuman in August 1971, immediately upon the project's completion.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

City and County Tax Office records.

State Bureau of Conveyances, book 7211 page 89

Original plans for La Pietra townhouse

Polk's City Directories for Honolulu

Building permits associated with TMK 3-1-029:0330037

La Pietra Condominium Unit 37 Honolulu
Name of Property

Hawaii
County and State

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

La Pietra Condominium Unit 37 Honolulu
Name of Property

Hawaii
County and State

10. Geographical Data

Acreage of Property less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: BiNG MAPS

(enter coordinates to 6 decimal places)

Latitude: 21.262086

Longitude: 157.815912

Or

UTM References

Datum (indicated on USGS map):

☐

NAD 1927

or

☐

NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The property being nominated includes all the property owned by the Cheng-Tao Lim Trust and Ay-Ling Lin Trust in 2022 as described by Tax Map Key: 3-1-029:0330037

Boundary Justification (Explain why the boundaries were selected.)

This is the parcel of land associated with this building since its construction.

La Pietra Condominium Unit 37 Honolulu
Name of Property

Hawaii
County and State

11. Form Prepared By

name/title: Don Hibbard
organization: self
street & number: 45-287 Kokokahi Place
city or town: Kaneohe state: Hawaii zip code: 96744
e-mail: _____
telephone: (808)-542-6230
date: July 4, 2021

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.

Owner:

Cheng-Tao Lin Trust and Ay-Ling Lin Trust
c/o Cheng-Tao and Ay-Ling Lin
3057 La Pietra Circle
Honolulu, Hawaii 96815

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

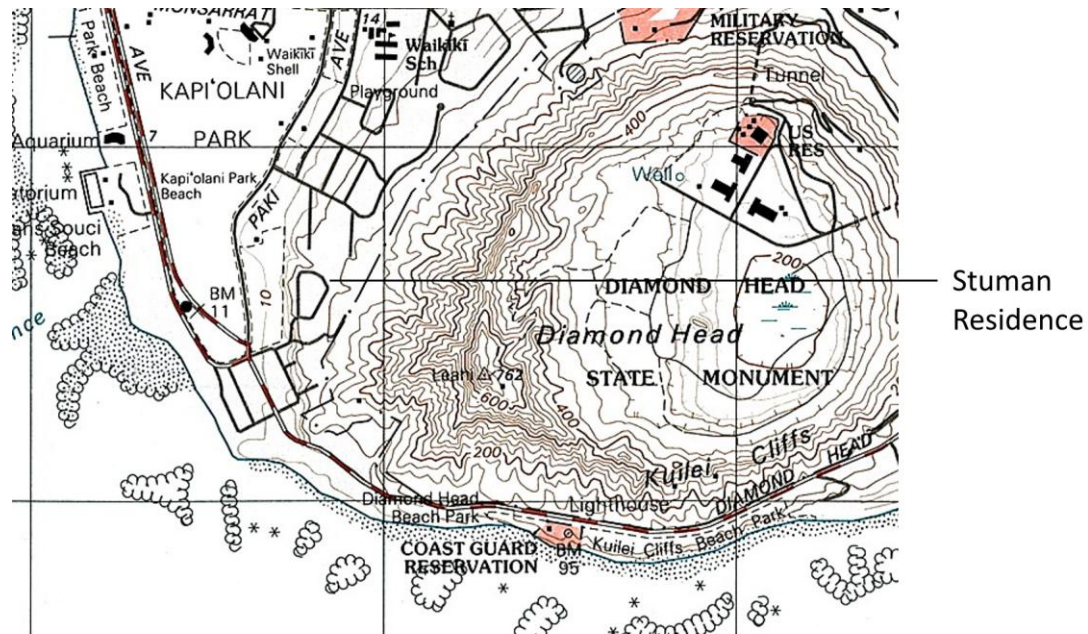
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

La Pietra Condominium Unit 37
Name of Property

Honolulu

Hawaii
County and State

USGS Map



La Pietra Condominium Unit 37

Honolulu

Hawaii

Name of Property

County and State

Photo Log

Name of Property: Stuman Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 30, 2021

View of the duplex with unit 37 in the front, from the southwest

1 of 16



La Pietra Condominium Unit 37

Honolulu

Hawaii

Name of Property

County and State

Photo Log

Name of Property: Stuman Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 30, 2021

View of the front from the southwest

2 of 16



La Pietra Condominium Unit 37
Name of Property

Honolulu

Hawaii
County and State

Photo Log

Name of Property: Stuman Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 30, 2021

View of the entry from the southwest

3 of 16



La Pietra Condominium Unit 37
Name of Property Honolulu

Hawaii
County and State

Photo Log

Name of Property: Stuman Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 30, 2021

View of the foyer and front of living room from the north

4 of 16



La Pietra Condominium Unit 37
Name of Property Honolulu

Hawaii
County and State

Photo Log

Name of Property: Stuman Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 30, 2021

View of the front of living room from second floor hall from the east

5 of 16



La Pietra Condominium Unit 37

Honolulu

Hawaii

Name of Property

County and State

Photo Log

Name of Property: Stuman Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 30, 2021

View of the living room looking to the rear from the southwest

6 of 16



La Pietra Condominium Unit 37
Name of Property

Honolulu

Hawaii
County and State

Photo Log

Name of Property: Stuman Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 30, 2021

View of the spiral stair, kitchen and dining area in background from the east

7 of 16



La Pietra Condominium Unit 37
Name of Property Honolulu

Hawaii
County and State

Photo Log

Name of Property: Stuman Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 30, 2021

View of the stair from the kitchen, living room in rear, from the east

8 of 16



La Pietra Condominium Unit 37

Honolulu

Hawaii

Name of Property

County and State

Photo Log

Name of Property: Stuman Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 30, 2021

View of the kitchen, dining area, from the west

9 of 16



La Pietra Condominium Unit 37

Honolulu

Hawaii

Name of Property

County and State

Photo Log

Name of Property: Stuman Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 30, 2021

View of the rear patio from second floor balcony, from the southeast

10 of 16



La Pietra Condominium Unit 37
Name of Property Honolulu

Hawaii
County and State

Photo Log

Name of Property: Stuman Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 30, 2021

View of the rear sun screens from the east

11 of 16



La Pietra Condominium Unit 37
Name of Property Honolulu

Hawaii
County and State

Photo Log

Name of Property: Stuman Residence

City or Vicinity: Honolulu

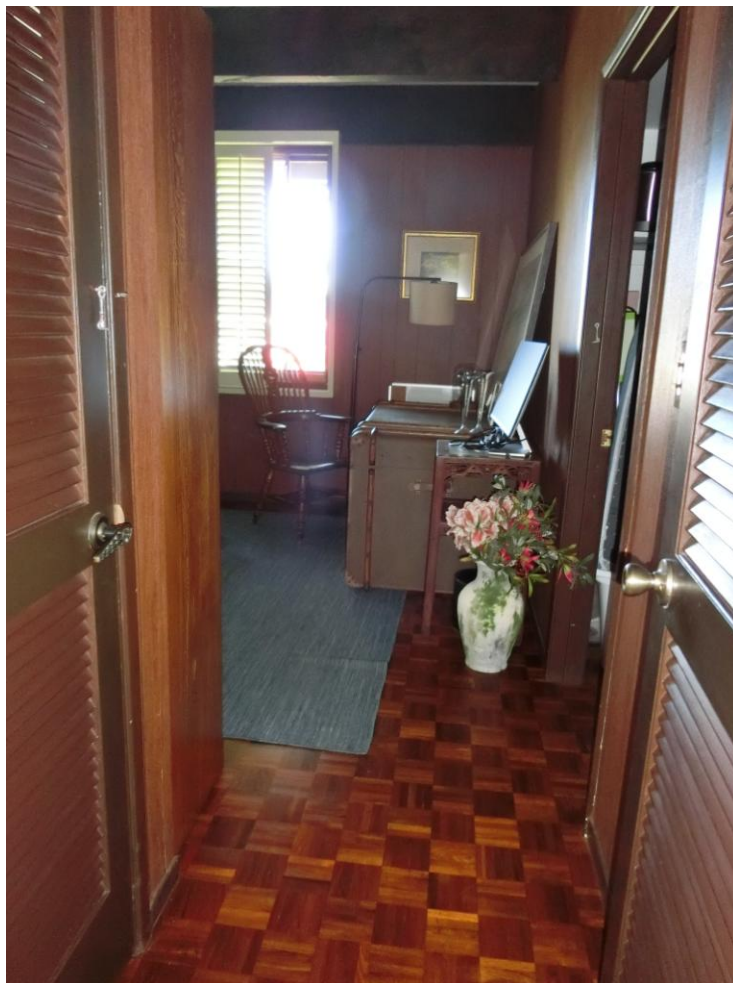
County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 30, 2021

View of the first floor bedroom from kitchen, from the northeast

12 of 16



La Pietra Condominium Unit 37
Name of Property Honolulu

Hawaii
County and State

Photo Log

Name of Property: Stuman Residence

City or Vicinity: Honolulu

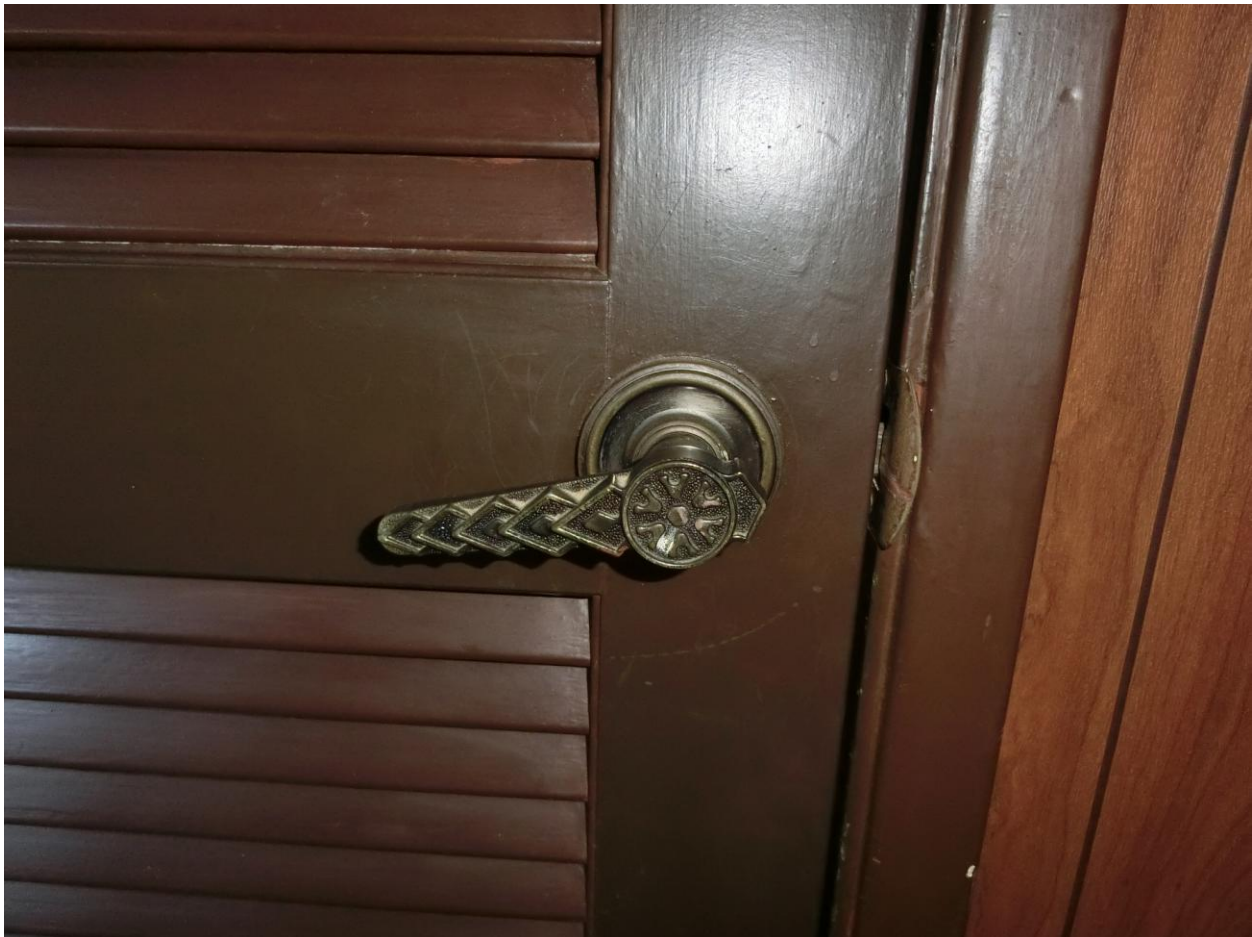
County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 30, 2021

View of the door handle, from the northwest

13 of 16



La Pietra Condominium Unit 37

Honolulu

Hawaii

Name of Property

County and State

Photo Log

Name of Property: Stuman Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 30, 2021

View of the first floor bedroom and bath from the southwest

14 of 16



La Pietra Condominium Unit 37
Name of Property

Honolulu

Hawaii
County and State

Photo Log

Name of Property: Stuman Residence

City or Vicinity: Honolulu

County: Honolulu State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 30, 2021

View of the second floor bedroom from the east

15 of 16



La Pietra Condominium Unit 37
Name of Property

Honolulu

Hawaii
County and State

Photo Log

Name of Property: Stuman Residence

City or Vicinity: Honolulu

County: Honolulu

State: Hawaii

Photographer: Kikuyo Akao

Date Photographed: June 30, 2021

View of the second floor front bedroom's bath from the southeast

16 of 16

